



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, AUGUST 31, 2004

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR CHARLES D. WESTON
VICE-CHAIR RALPH LYLE
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

WORKSHOP - 6:00 P.M.

SPECIAL MEETING - 7:30 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

WORKSHOP - 6:00 P.M.

- 1) **TRANSPORTATION IMPACT ANALYSIS - OVERVIEW OF THE PROCESS**
- 2) **REVIEW OF RESIDENTIAL STREET STANDARDS**

7:30 P.M. - SPECIAL MEETING

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: August 10, 2004

OLD BUSINESS:

1. **GENERAL PLAN AMENDMENT, GPA-04-04/ZONING AMENDMENT, ZA-04-10: MONTEREY-MORGAN HILL MEDICAL:** A request to amend the general plan land use designation and zoning designation on a 2.9 acre parcel located on the west side of Monterey Rd., 350 ft. north of Cosmo Ave. The current land use designation is non-retail commercial. The requested land use designation is Commercial and the requested zoning is General Commercial. (APN 767-17-046)

Recommendation: Reopen/Close Public Hearing/Table requests.

2. **GENERAL PLAN AMENDMENT, GPA-04-05/ZONING AMENDMENT, ZA-04-11: COCHRANE-TBI:** A request for approval to amend the General Plan and Zoning designations of an approximate 7.72-acre area within the Madrone Business Park to Commercial and PUD, respectively. The current General Plan and Zoning designations are Industrial and ML, Light Industrial. The subject site is located at the northwest corner of Cochrane Road and Madrone Parkway. (APN 726-33-028)

Recommendation: Reopen Public Hearing/Recommend Approval of Mitigated Negative Declaration/ Should Commission recommend approval of the request, adopt Resolution Nos. 04-83 (general plan amendment) and 04-84 (zoning amendment), with recommendation to forward requests to the City Council for approval.

OTHER BUSINESS:

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3. APPOINTMENTS TO THE SANTA CLARA VALLEY TRANSPORTATION AUTHORITY (VTA) VALLEY TRANSPORTATION PLAN (VTP) TO DESIGN ENHANCEMENTS COMMITTEE:

Recommendation: Submit names of Planning Commissioners interested in serving on the VTP Design Enhancements Committee.

UPCOMING WORKSHOP:

September 8, 2004: - Joint City Council/Planning Commission/ARB Workshop - ARB Handbook

TENTATIVE UPCOMING AGENDA ITEMS FOR THE SEPTEMBER 14, 2004 MEETING:

- ZA-04-02: Cochrane-Assisted Living Center/ PUD Review
- UPA-95-01: W. Third-AT&T Wireless (Mobilenet)
- ZAA-03-13: City of M.H.-Attached Housing Zoning Text Amendment
- UPA-95-05: Vineyard-AT&T Wireless (Nextel)
- DA-04-03: Dewitt-Latala
- UP-04-09: Joleen-Metro PCS
- Policy discussion regarding amended RPD's and RDCS scoring

CITY COUNCIL REPORTS

ADJOURNMENTS

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

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NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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